

Ferndale Road, Banstead, Surrey

£700,000 - Freehold

3 2 2

WILLIAMS HARLOW























WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER – An opportunity to acquire an EXTENDED three bedroom semi-detached property that has been renovated to high standard by the current owner, with accommodation arranged over three floors. The property benefits from a large OPEN-PLAN kitchen/family area, utility room, Master bedroom with EN-SUITE, family Bathroom, a large fully fitted summer house with heating and off street parking. All is within walking distance to Banstead High Street. There is also air conditioning installed.

FRONT DOOR
Composite front giving access through to:

ENTRANCE HALL
Downlighters. Stairs leading to the first floor landing. Understairs storage. Tiled floor.

UTILITY AREA
Downlighters. Work surface with spaces for washing machine and tumble dryer. A comprehensive range of eye level cupboards, one of which houses the Megaflow water tank. Tiled floor.

RE-FITTED DOWNSTAIRS WC
Low level WC with concealed cistern. Wall mounted wash hand basin with storage below. Double glazed sash style window to the front with fitted shutter. Downlighters. Part tiled walls and tiled floor.

EXTENDED KITCHEN/LOUNGE AREA
Accessed via double opening doors.

KITCHEN AREA
Natural stone work top incorporating a stainless steel one and a half bowl sink drainer with mixer tap. A clear water tap providing instant hot water. Five ring gas hob with extractor above. A comprehensive range of cupboards and drawers below the work surface. Integrated appliances including AEG combi microwave oven, electric oven, wine cooler and dishwasher. Space for an American style fridge freezer. Plinth lighting. Downlighters. Double glazed window to the side with fitted shutters. Large island. Underfloor heating. Tiled floors.

EXTENDED LOUNGE AREA
4 x velux windows. Downlighters. Bi-fold doors giving direct access to the large patio area. Continuation of the tiled floor and underfloor heating.

FIRST FLOOR ACCOMMODATION

LANDING
Downlighters. Double glazed window to the front with fitted shutter. Radiator. Stairs leading to the second floor.

BEDROOM TWO
Double glazed window to the rear with fitted shutter. Radiator.

BEDROOM THREE
Double glazed window to the front with fitted shutters. Radiator.

FAMILY BATHROOM
Freestanding bath with standing taps and hand held shower attachment. Wall mounted wash hand basin with storage cupboard below. Fitted illuminated mirror. Low level WC with concealed cistern. Heated towel rail. Obscured sash style glazed window to the rear. Downlighters. Underfloor heating. Extractor. Fully tiled walls and tiled floor.

SECOND FLOOR ACCOMMODATION

MASTER BEDROOM
Double glazed doors with Juliet balcony enjoying a pleasant outlook over the rear garden. Fitted wardrobe. Downlighters. Door giving access to the:

EN-SUITE SHOWER ROOM
Walk in shower with rain shower and hand held attachment. Low level WC with concealed cistern. Wash hand basin with storage below. Heated towel rail. Downlighters. Extractor fan. Double glazed window to the rear.

OUTSIDE

FRONT
There is a driveway providing off street parking for two vehicles to the front.

SOUTHERLY REAR GARDEN
There is a large patio area immediately to the rear of the property. Outside tap (hot and cold water) and outside power. Side gate providing access to the front of the property. The remainder of the garden is mainly laid to lawn with some raised flower beds. There is an additional patio in front of the summer house/cabin located towards the end of the garden.

SUMMER HOUSE/CABIN
Double glazed bi-fold doors. Downlighters. Radiator. Roll edge work surface incorporating a sink. Integrated fridge. Doorway leading through to the WC with low level WC with concealed cistern. Wash hand basin with storage below. Heated towel rail. Full Wifi. Extra under cover storage area which has double glazed French doors with hot water and heating.

COUNCIL TAX
Reigate & Banstead BAND D £2,235.36 2023/24

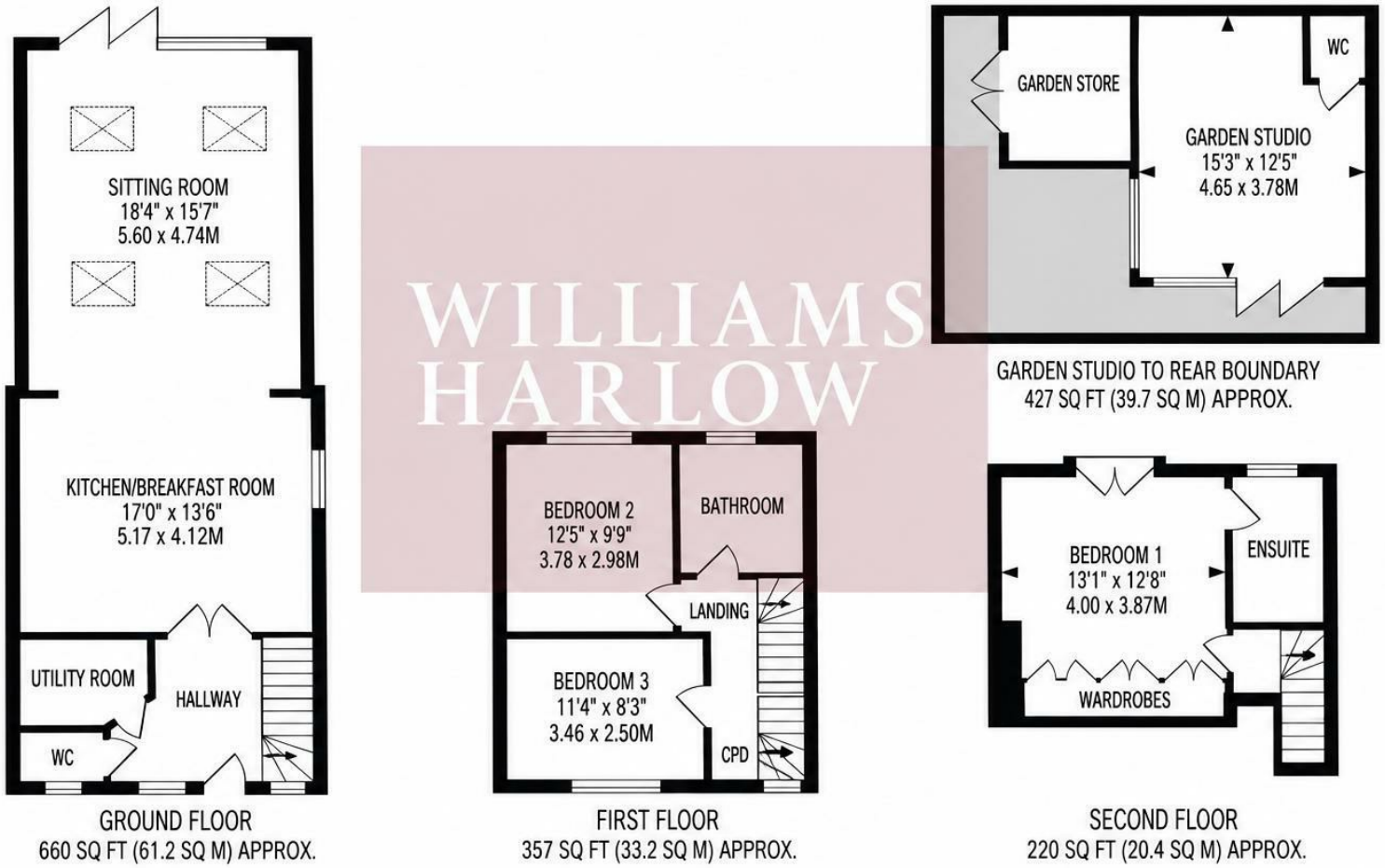


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APPROXIMATE GROSS INTERNAL FLOOR AREA: **1664 SQ FT - 154.6 SQ M**

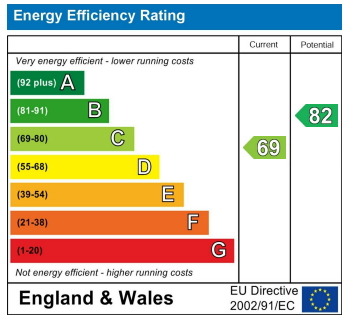


GARDEN STUDIO TO REAR BOUNDARY
427 SQ FT (39.7 SQ M) APPROX.

GROUND FLOOR
660 SQ FT (61.2 SQ M) APPROX.

FIRST FLOOR
357 SQ FT (33.2 SQ M) APPROX.

SECOND FLOOR
220 SQ FT (20.4 SQ M) APPROX.



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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